

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that FOUR CITY CENTER PROPERTIES

Located At 4 CITY CTR

Job ID: 2011-10-2549-ALTCOMM

CBL: 032- P-003-001

has permission to Add/ Create 2 Offices within existing space by building partition walls at street level provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

 10/9/11  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-10-2549-ALTCOMM	Date Applied: 10/19/2011	CBL: 032- P-003-001	
Location of Construction: 4 CITY CTR	Owner Name: FOUR CITY CENTER PROPERIES	Owner Address: PO BOX 403 PORTLAND, ME 04112	Phone:
Business Name:	Contractor Name: Vincent Veligor- Fix-it-man	Contractor Address: 61 Sherman ST PORTLAND MAINE 04101	Phone: (207) 771-0202
Lessee/Buyer's Name:	Phone:	Permit Type: change of use	Zone: B-3
Past Use: retail	Proposed Use: Change of use to office space – council ling	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 3B IBC-2009 Signature: JMB
Proposed Project Description: Add/ Create 2 Offices within existing space		Pedestrian Activities District (P.A.D.) 11/9/11	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>10/31/11</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><i>w/plan</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires</i> <i>A separate review</i> <i>and approval</i></p>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2549-ALTCOMM

Located At: 4 CITY CTR

CBL: 032- P-003-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
1. Separate permits shall be required for any new signage.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All outstanding code violations shall be corrected prior to final inspection.
3. The occupancy shall comply with City Code Chapter 10 upon inspection.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
8. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
9. A Knox Box is required.
10. Fire extinguishers are required per NFPA 10.
11. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

(4 City Center)

B-3

Location/Address of Construction: <u>1 Spring St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>264 sq. ft.</u>	Square Footage of Lot	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>P</u> Lot# <u>3</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Frannie Peabody</u> Address <u>30 Danforth St.</u> City, State & Zip <u>Portland, ME.</u>	Telephone: <u>207</u> <u>974-6877</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Jerry Ade</u> Address <u>4 City Center</u> City, State & Zip <u>Portland, ME</u>	Cost Of Work: \$ <u>2,000.</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>office space</u> Number of Residential Units <u>in the Stone</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>counselling</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Add/create 2 offices within existing space.</u>		
Contractor's name: <u>Fix-It Man</u> Address: <u>61 Sherman St.</u> City, State & Zip <u>Portland ME 04101</u> Telephone: _____ Who should we contact when the permit is ready: <u>Vincent Veligor</u> Telephone: <u>771-0202</u> Mailing address: _____		

11.2.07

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

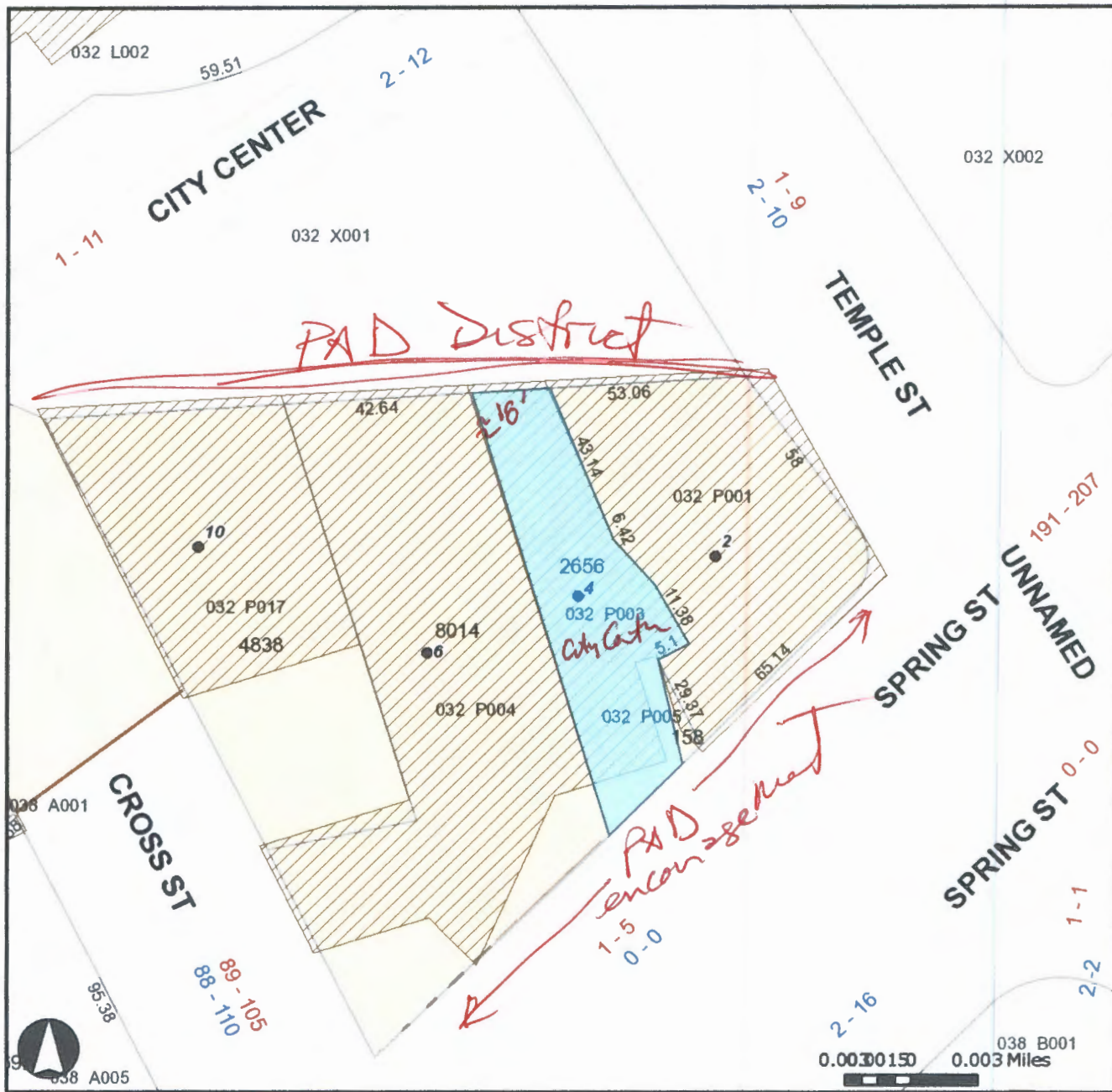
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

RECEIVED  
09/19/07  
Dept. of Building Inspections  
City of Portland, Maine

Signature: Vincent Veligor Date: October 19, 2011

This is not a permit; you may not commence ANY work until the permit is issued

# Map



- |            |               |                     |            |
|------------|---------------|---------------------|------------|
| Parcels    | Parcels       | Jetport             | ME Towns   |
| Parcels    | Traveled Ways | Historic Landmarks  | Land       |
| Parcels    | Stream        | Historic Cemeteries | Water Body |
| Interstate | Wetland       | Historic Landscapes | Ocean      |
| Streets    | Swamp         | Historic Districts  |            |
|            | Lake/Pond     |                     |            |



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \_\_\_\_\_

Permit Fee \_\_\_\_\_

Building (IL) \_\_\_\_\_ Plumb \_\_\_\_\_

Other \_\_\_\_\_

CBL: 32-33

Check #: 585

Total Collected \$ 0

only address  
in System  
is 1 Spring St.  
Place

32-P-3 is  
4 City Ets.

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: J. J.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*Moulton Street.*

*Pearl Street, from Middle Street to Fore Street.*

*Wharf Street.*

*York Street, south side, from Center Street to Dunphy's Lane.*

Frontages of the following areas: Longfellow, Congress, and Monument Squares; Tommy's and Post Office Parks.

(1) *Ground floor uses:*

- a. Subject to the following limited uses, at least seventy-five (75) percent of the street level frontage of a building on a street located within the PAD overlay zone must be utilized, and, at minimum, the floor area to be occupied shall be seventy-five percent (75%) of the street level frontage multiplied by a twenty (20) foot depth:
  - i. Retail establishments as permitted in 14-217(a)(2)e;
  - ii. Personal services;
  - iii. Hotels;
  - iv. Copying centers;
  - v. Restaurants as permitted in 14-217(a)(2)f;
  - vi. Drinking establishments;
  - vii. Theaters, provided that only ticket and refreshment sales, lobbies, lounges and entrances shall be located within this area;
  - viii. Travel agencies;
  - ix. Real estate sales;
  - x. Visitor information services;



- xi. Museums;
- xii. Libraries;
- xiii. Banks, financial and other business services, provided that only tellers and spaces primarily used for customer services shall be located in this area;
- xiv. Municipal or county uses;
- xv. Galleries and studios for artists and craftspeople including, but not limited to, carpenters, cabinetmakers and silkscreeners;
- xvi. Performing arts studios which attract and allow for public, pedestrian observation from the adjacent sidewalks (including dance studios, music conservatories, and the like);
- xvii. Other uses where the applicant can demonstrate to the zoning administrator that the proposed use will not differ substantially from a required ground floor retail use in its effect on the continuity of pedestrian-oriented use and that the proposal establishes a ground floor use that generates pedestrian interest and activity.

For those buildings which have frontage on more than one (1) street located within the PAD overlay zone, the street level area of each such frontage shall meet the above requirements.

- b. For those buildings which have forty (40) feet or less of frontage on a street within the PAD overlay zone, the above restrictions shall be reduced to fifty (50) percent of the frontage where required to accommodate a service entrance. For buildings which have frontage on more than one (1) street located within a PAD overlay zone, only one (1) such frontage shall be permitted to reduce the required retail area to fifty (50) percent of the frontage.